GOVERNMENT OF TELANGANA
ABSTRACT

Metropolitan Area & Urban Development Department - Hyderabad Metropolitan Development Authority – Change of Land use from Residential use to Commercial use in the House Property bearing Municipal No.8-2-293/82/A/17A, on Plot No.17-A, in Sy.No's.403/1 (Old), 120 (New) of Shaikpet (V) and Sy.No.102/1 of Hakimpet (V), situated within the approved layout of the Jubilee hills Co-operative House Building Society Ltd., on Road No.2, Jubilee Hills, Hyderabad, to an extent of 1031.32 sq.yds / 862.82 sq.mts. – Confirmation of Draft Variation – Notification – Issued.

METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No. 58 **Dated: 13-02-2026**

Read the following:-

1. From the Metropolitan Commissioner HMDA, Hyderabad, Lr.No. 057753/ HCA/ CLU/U6/ HMDA/10112022, Dated:28.02.2023.
2. Minutes of the CLU Committee meeting held on 12.06.2023.
3. Govt. Memo No. 4627/Plg.I(1)/2023, MA, dt:17.08.2023.
4. From Metropolitan Commissioner, HMDA, Hyderabad, Lr.No. 057753/ HCA/CLU/U6/HMDA/10112022, Dated: 01.10.2023.
5. Govt. Letter No. 4627/Plg.I(1)/2023, Dated:07.10.2023
6. From the Metropolitan Commissioner, HMD, Hyderabad, Lr. No.057753/ HCA/CLU/ U6/ HMDA/10112022, Dated: 30.10.2023.

-o0o-

ORDER:

The draft variation to the land use envisaged in the notified Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) GHMC circle-X (old circle No.V) approved vide G.O.Ms.No.363, MA, dt:21.08.2010, issued in Government Memo 3rd read above, was published in the extraordinary issue of the Telangana Gazette No.162, Dated:23.08.2023. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant have remitted Conversion / Change of Land Use Charges of Rs. 2,58,846/- (Rupees Two Lakhs Fifty Eight Thousand Eight Hundred and Forty Six Only) vide Ch.No.1809, dt 19.10.2023. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) GHMC circle-X (old circle No.V) approved vide G.O.Ms.No.363, MA, dt:21.08.2010, as required by sub-section (1) of the said section.

P.T.O

VARIATION

The site in House Property bearing Municipal No.8-2-293/82/A/17A, on Plot No.17-A, in Sy.No's.403/1 (Old), 120 (New) of Shaikpet (V) and Sy.No.102/1 of Hakimpet (V), situated within the approved layout of the Jubilee hills Co-operative House Building Society Ltd., on Road No. 2, Jubilee Hills, Hyderabad, to an extent of 1031.32 sq.yds / 862.82 sq.mts., which is presently earmarked for Residential use in the notified Revised Development Plan (Master Plan) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) GHMC circle-X (old circle No.V) *approved* vide G.O.Ms.No.363, MA, dt:21.08.2010, is now designated as Commercial use, **subject to the following conditions:**

a) The GHMC has to insist 15 feet road effected depth for all the plots abutting to Rd no. 2 covered in the approved Jubilees hills society layout.
b) Commercial uses will be considered only as Category "C" on the site u/r subject to payment of impact fee of 3 times the rate given in G.O. Ms. No. 766, dt 16.10.2007 in Category C.
c) The applicant shall allowed for usage of commercial activities as per G.O.Ms.No.766, dt.18.10.2007 and GO.MS No: 363 MA dt: 21.08.2010 only.
d) The applicant shall handover the 18 mts/60 feet wide Master plan road affected area to the local body through registered gift deed at free of cost at the time of taking building permission.
e) The applicant shall handover existing road widening area to the local body through registered gift deed at free of cost at the time of taking building permission.
f) If local body desires to acquire land area for the circulation network, then applicant has to handover required land/plot area to the local body through registered gift deed at free of cost at the time of taking building permission.
g) The applicant shall comply all the conditions laid down in the G.O.Ms.No.168, dt.7.04.2012 and in the G.O.Ms.No.363 dt:21.08.2010 and G.O.Ms.No.766 dt.18.10.2007.
h) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
i) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigation occurs, the CLU orders will be withdrawn without any notice.
j) If there is any court case is pending in court of law, the Owner/applicant/developer shall be responsible for settlement of the same and if any court orders against the Owner/applicant/developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without any notices and action will be taken as per law.
k) The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts
l) The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights
m) The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
n) The CLU does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
o) The applicant has to fulfill any other conditions as may be imposed by the competent authority.

Continued… page..3

SCHEDULE OF BOUNDARIES

North	:	B.T surface road, which is proposed as 60 feet (18 mts) wide road in the notified master plan.
South	:	Neighbour's Plot wherein Narayana school is existing.
East	:	Neighbour's Plot.
West	:	Neighbor’s residential building.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Hyderabad District.
Sf /Sc.

//FORWARDED BY ORDER//

SECTION OFFICER